



**Material Information for Freehold Properties**

**Part A**

Property address [REDACTED]

Council Tax Band G

Asking Price £1,695,000

Tenure (Freehold / Leasehold / Share of Freehold for example)  
Freehold

**Part B**

**Heating:**

Is your heating sourced by gas, electric, oil, ground or air source heat pump or any other? Please provide details.

Gas

Do you have underfloor heating or radiators?

Radiators

Do you have an electricity supply via wind turbines, a generator or solar panels? If yes, please provide information and whether they are owned by you or leased and whether you are receiving an income from these or discount on your utilities.

No

Do you have any battery supply or vehicle charging supplies? If yes, do you own these or are they leased?

vehicle owned

Are there any communal heating systems? If yes, please provide the above and any further information on this.

No

Where is the boiler and when was it installed?

Garage 6/21

Is it a combination boiler or do you have a separate water tank?

Separate tank

Fuse box location?

boot room cupboard

Gas meter location?

garage

**Water and drainage:**

Do you have a water meter and if so, where is it located?

street

Is the water supplied by a borehole, spring or well?

no

Is the property on mains drainage or private drainage? If private, please provide details of this.

mains

Is there a water softener?

no but pipes ready if buyers wishes to install

Stop cock location?

garage

**Phone and internet:**

Broadband type and indication of speed?

cable

Mobile signal / coverage?

yes

**Parking:**

Is there a shared drive or access? If so, who maintains and pays for it?

no

Is there parking to the property? Please provide information.

yes

Is there a garage and where is it located?

yes

**Property construction:**

What year was the property built?

1920/30

If new build / newly converted, is the title registered?

existing

Is the building pre-fabricated? If yes, who do you insure with?

no

Is the building thatched? If yes, who do you insure with?

no

Are there timber windows?

yes

Have you made any improvements, alterations or extended the property? If yes, please provide documentation for planning permissions and building regulations.

n/a

**Part C**

Are there any building safety or structural risks you are aware of?

no

Are you aware of there being any asbestos at the property?

old redundant cement flue pipe in loft

Do you know of any existing or proposed planning permissions or building works in the area or to the property which will affect your property? (Planning permission expires within 3 years)

none aware of

Are there any restrictions or covenants to the property?

none aware of that have a material effect

Which boundaries belong to the property?

left, front, back

Are there any public right of ways, easements or servitudes?

no

Are there any Tree Protection orders in the garden? Are any trees above 50'?

conservataion area blanket tpo

Is there any known flood risk of coastal erosion to your property or the local area?

no

Which way is the garden facing?

south and north

**Other:**

Are you prepared to vacate the property?

yes

Have you considered which fixtures and fittings you would leave or take with you?

yes

Is your loft boarded and insulated?

yes

Are you aware of any spray foam insulation?

no

Is there a loft ladder?

yes

**Received:**

Title plan            awaiting request

Title Register

AML

Signed by property owner(s)

DocuSigned by:  
4A9F85107E844ED...

Completion date of form

3/14/2024

Signed by Hearnese

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